

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0103

Z.A.P. DATE: August 21, 2007

ADDRESS: 13700 Dessau Road (northwest corner of Howard Lane and Dessau Road)

OWNER/APPLICANT: John C. Fish

AGENT: Land Strategies, Inc.
(Paul W. Linehan)

ZONING FROM: SF-2-CO, GR-MU, GR **TO:** MF-3 **AREA:** 43.28 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant MF-3, Multifamily Residence-Medium Density District, zoning.

ZONING AND PLATTING COMMISSION:

8/21/07: Approved staff's recommendation of MF-3 zoning by consent (7-0, K. Jackson-absent); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is currently utilized as a ranch with a farmhouse. The single-family residence on this site has historic designation and is considered a homestead. The property was annexed by the City of Austin on December 31, 2003 (annexation case: C7A-03-013). The applicant requested permanent zoning on this site for commercial and residential uses in 2004 (previous zoning case: C14-04-0056). The original 145-acre Fish Tract site includes part of the Harris Branch tributary/floodplain, which traverses this portion of the property from the northwest to the southeast. The agent for this case has stated that as part of the redevelopment for this tract of land that the applicant has approached the City of Austin Parks and Recreation Department about donating the homestead (existing single family residence) and the floodplain area to the City of Austin which will meet/exceed the city's parkland dedication requirements for residential developments.

The staff recommends the applicant's request to rezone a portion of the original tract to the MF-3 district because the proposed multifamily zoning will encourage a variety of housing opportunities in this area of the city. MF-3, Multifamily Residence-Medium Density District, zoning will create a transition in uses from the GR-MU zoning located at the intersections of Howard Lane at Harrisglenn Drive and Dessau Road at Harrisglenn Drive to the SF-2-CO (current homestead/ ranch house) site, to the floodplain area and to the existing single-family residential neighborhood to the north and east.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-MU, GR, SF-2-CO	Single-Family Residence, Ranch, Undeveloped Land
<i>North</i>	County	Single-Family Residential Neighborhood
<i>South</i>	GR-MU, DR, GR-CO	Undeveloped, Water Plant, Undeveloped
<i>East</i>	GR-MU, GR, County	Undeveloped Area, Single-Family Houses, Mobile Homes
<i>West</i>	I-RR	Undeveloped Land

AREA STUDY: N/A**TIA:** Yes**WATERSHED:** Harris Branch**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

114 – North Growth Corridor Alliance
643 – North East Action Group

SCHOOLS:

Copperfield Elementary School
Pflugerville Middle School
Dobie Middle School
Lanier High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2007-0087	RR to GR	Pending TIA completion	Pending
C14-04-0056	I-RR to SF-2, SF-6, MF-3 and CS	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-04-0127	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0)	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-03-0001	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
C14-98-0258	DR to MF-2	10/26/99: Approved staff rec. of MF-2-CO, w/ 400 unit limit, by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of MF-2-CO w/ conditions (6-0, WL-absent); 1 st reading

			1/27/00: Approved 2 nd /3 rd readings by consent (6-0)
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & 5) by consent (8-0, BH-off dias)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1 st reading 1/27/00: Approved 2 nd /3 rd readings by consent (6-0)
C14-98-0126	DR to GR	9/29/98: Approved LR-CO w/ conditions that uses limited to 'NO' uses (9-0)	11/5/98: Approved PC rec. of LR-CO (TRA) & LO-CO (TRB) w/ conditions (6-0); all 3 readings
C14-97-0126	DR to GR	12/9/97: Approved GR-CO w/ conditions (5-3)	2/5/98: Approved PC rec. of GR-CO w/ new conditions (5-0); 1 st reading 4/9/98: Approved GR-CO w/ conditions (7-0); 2 nd / 3 rd readings

RELATED CASES: C7A-03-013 Annexation case
C14-04-0056 Previous zoning case

ABUTTING STREETS:

NAME	ROW	PAVMENT	CLASSIFICATION	DAILY TRAFFIC
Howard Lane	Varies	Varies	Major Arterial	N/A
Harrisglenn Boulevard	Varies	Varies	Collector	N/A
Dessau Road	120'	2@30'	Major Arterial	N/A

CITY COUNCIL DATE: September 27, 2007

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

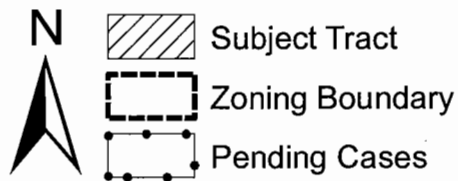
ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



ZONING



ZONING CASE#: C14-2007-0103
ADDRESS: 13700 1/2 DESSAU RD
SUBJECT AREA: 43.28 ACRES
GRID: P34
MANAGER: S. SIRWAITIS



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STAFF RECOMMENDATION

The staff's recommendation is to grant MF-3-CO, Multifamily Residence-Medium Density District-Conditional Overlay District, zoning. The conditional overlay will state that a TIA addendum will be required at the time of site plan application for this property.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily residence medium density (MF-3) district is the designation for multifamily use with a maximum density of up to 36 units per acre, depending on unit size. An MF-3 district designation may be applied to a use in a multifamily residential area located near supporting transportation and commercial facilities in a centrally located area or in an area for which medium density multifamily use is desired.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

The proposed MF-3 zoning will create a transition in uses from the GR-MU, commercial-mixed use, zoning located at the intersections of Howard Lane at Harrisglenn Drive and Dessau Road at Harrisglenn Drive to the SF-2-CO (current homestead/house/ranch house) site, to the Harris Branch tributary/floodplain and to the existing single-family residential neighborhood located to the north and east.

3. *Zoning should allow for reasonable use of the property.*

The proposed MF-3 zoning will permit a multifamily residential development on a portion of the original 145-acre Fish Tract near the intersection two major arterial roadways, Howard Lane and Dessau Road, in northeast Austin. The proposed MF-3 district will allow the applicant to provide additional housing opportunities in an area of the city with numerous employment facilities, such as Dell Computers and Samsung.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently used as a single-family homestead/ or ranch. The site consists of a single-family residence and undeveloped land. Floodplain from Harris Branch Creek runs through Tract 5, Block A of this property from the northwest to the southeast.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-3 zoning district would be 65%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Note: The most restrictive impervious cover limit applies.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is a floodplain within the project boundary. Based upon the close proximity of flood plain, offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

The proposed zoning has trip generation of 3,756 trips which is a decrease from trips associated with the previous zoning.

The traffic impact analysis for this site was waived because a TIA was already done with a previous rezoning case for this site (C14-04-0056).

If the zoning is granted, then a TIA addendum will be required at the time of site plan application for this property.

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

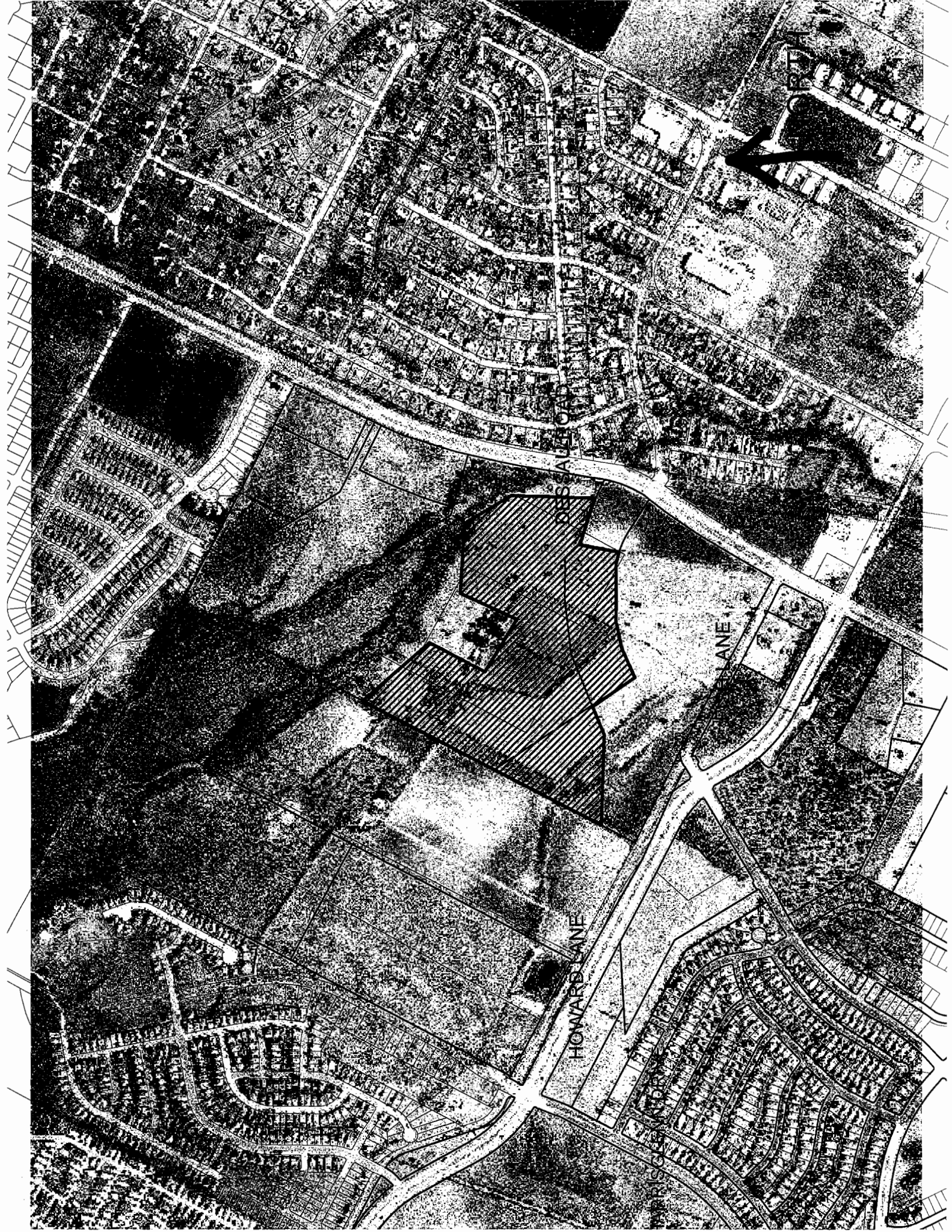
Compatibility Standards

This site will be subject to compatibility standards including setbacks and buffers from adjacent single family zoning and uses, and for height and lighting restrictions relating to properties within a 540' radius.

- No structure may be built within 25 feet of the SF-2 property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF-2 property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF-2 property line.

- For a structure more than 100 feet but not more than 300 feet from the property line, a structure may attain a height of 40 feet plus one foot for each 10 feet in excess of 100 feet from the property zoned SF-2.
- For a structure more than 300 feet but not more than 540 feet from the property line, a structure may attain a height of 60 feet plus one foot for each four feet in excess of 300 feet from the property zoned SF-2.
- No parking or driveways are allowed within 25 feet of the SF-2 property line
- A landscape area at least 15 feet in width is required along the SF- 2 property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.
- A fence, berm or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.



ROSS AVE

LANE

HOWARD LANE